

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
August 19, 2008 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Scott Perkinson
Chell Roberts

MEMBERS ABSENT

Ken Salas, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Angelica Guevara
Maria Salaiz

Gordon Sheffield
Krissa Lucas
MaryGrace McNear
Councilmember Higgins
Grady Gammage
Jill Kusy

Patrick Murphy
Jeff McVay
Sean Lake
Christine Zielonka
Laura Hyneman
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the August 21, 2008 regular Planning & Zoning hearing.

The items on the August 21, 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:

- a. **GPMInor08-09 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road and west of Recker Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC) (22± ac). This will allow for the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer.

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Angelica Guevara, Senior Planner, provided an overview of the request and added that staff is recommending denial; she briefly explained the reasons for staff's recommendation.

Rob Burgheimer, resident, stated that he was in favor of getting this site developed but did not agree with the site plan; adding that they can come up with a better site plan. He pointed out that this site has gone through lots of reiterations and it's the only site that has freeway access and residential does not make sense because it's in the flight path of the airport, he urged the Board to come up with a solution.

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Boardmember Perkinson asked Mr. Burgheimer what his thoughts are on the theater. He responded that the neighborhood center is not going to work well because there is already enough retail on Power Road. He stated he did not have a problem with a small theater but there are already plenty of them, he noted he would like to see a cohesive solution be integrated on all three corners.

As there were no other citizens who wished to speak on this issue, Chairperson Esparza declared the public meeting closed.

3. Review and discuss the Community Plan for the Mesa Proving Ground.

Boardmember Coons recused herself due to a potential conflict of interest.

John Wesley, Planning Director, gave a general overview of the Community Plan. The Board reviewed and discussed the Community Plan and the processing of the Plan.

4. Planning Director's Updates:

a. Zoning Ordinance Update:

Mr. Wesley stated that the Technical Review Committee is getting the last pieces of Module 2 together to send back to the consultant and staff has received Module 3 but due to other projects staff hasn't had an opportunity to look at it, but staff is working on moving the project forward.

Boardmember Carter asked when the Zoning Ordinance is being implemented and if there are any significant changes in the Zoning Ordinance that would impact how the Board looks at projects. Mr. Wesley responded that he would have to get back to the Board because this item was not agenized.

b. Special Meeting on September 4, 2008

Mr. Wesley reminded the Board of the Special meeting.

5. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are
available in the Planning Division Office for review.***

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